

**CITY OF WYANDOTTE**  
**REGULAR CITY COUNCIL MEETING**

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, November 6, 2017, and was called to order at 7:00pm with Honorable Mayor Joseph R. Peterson presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Christopher Calvin, Robert DeSana, Leonard Sabuda, and Donald Schultz

Absent: Councilpersons Robert Alderman, Megan Maiani

Also Present: Todd Browning, City Treasurer; Theodore Galeski, City Assessor; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence Stec, City Clerk

**PRESENTATIONS**

None

**PRESENTATION OF PETITIONS**

None

**APPROVAL OF AGENDA**

**PUBLIC HEARINGS**

None

**OLD BUSINESS**

None

**CALL TO THE PUBLIC**

None

**CONSENT AGENDA**

**2017-494 CONSENT AGENDA APPROVALS**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED that the following items on the consent agenda be approved:

1. Approval of Council Meeting Minutes – October 30, 2017
2. Special Assessment Placements – Various Services
3. 2018 Third Friday Property Use

Motion unanimously carried.

**2017-495 MINUTES**

By Councilperson Sabuda, supported by Councilperson Calvin

RESOLVED that the minutes of the meeting held under the date of October 30, 2017, be approved as recorded, without objection.

Motion unanimously carried.

**2017-496 SPECIAL ASSESSMENT PLACEMENTS – VARIOUS SERVICES**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of various services performed by the Department of Public Service; AND

BE IT FURTHER RESOLVED that Council directs the City Assessor to spread said charges on the 2017 Winter Tax Roll.

Motion unanimously carried.

**2017-497 2018 THIRD FRIDAY PROPERTY USE**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the events held

**Valentine's Day/Love is in the Air - Feb 16 - 5p.m. - 8 p.m.**

- Street Closures/Property Use:
  - Sidewalks and property within the DDA district
  - Grassy Lot at Elm and First Street
  - All parking spaces surrounding the Grassy Lot on Elm and First Street as well as the row of parking closest to the grassy lot

**Earth/Arbor Day and Upcycling Event - April 20 - 5p.m. - 9p.m.**

- Street Closures/Property Use:

- Sidewalks and property within the DDA district
- Grassy Lot at Elm and First Street
- Elm Street from First to the Alley by CVS
- All parking spaces surrounding the Grassy Lot on Elm and First Street as well as the row of parking closest to the grassy lot
- Sycamore Street from Biddle to Coastal Thai
- Maple Street from Biddle to Alley

**Wine Tasting: Aug 17 – 5:30p.m. - 10 p.m.**

- Street Closures/Property Use:
  - Biddle Avenue between Oak and Eureka Road
  - Sycamore from Biddle to Alley – East
  - Maple from Biddle to Alley – East
  - Elm to Biddle to Alley – East
  - Sycamore and Biddle to just past Coastal Thai
  - Maple from Biddle to alley
  - Elm from Biddle to the Alley – West
  - First Street behind Chelsea’s Menswear
- Gravel parking lot at the former City Hall 3131 Biddle

**Oktoberfest: Oct 19 – 5:30p.m. - 10 p.m.**

- Street Closures/Property Use:
  - Sidewalks and property within the DDA district
  - Grassy Lot at Elm and First Street
  - Elm Street from First to the Alley by CVS
  - All parking spaces surrounding the Grassy Lot on Elm and First Street as well as the row of parking closest to the grassy lot
  - Sycamore Street from Biddle to Coastal Thai
  - Maple Street from Biddle to Alley

**Winter Market: Nov 16 - 6p.m. - 9 p.m.**

- Street Closures/Property Use:
  - Sidewalks and property within the DDA district
  - Sycamore Street from Biddle to Coastal Thai
  - City Hall property at Sycamore

**Holiday Hoopla! Dec 21<sup>st</sup> – 6 pm – 9 pm**

- Street Closures/Property Use:
  - Sidewalks and property within the DDA district
  - Grassy Lot at Elm and First Street
  - All parking spaces surrounding the Grassy Lot on Elm and First Street as well as the row of parking closest to the grassy lot

Merchants who want to utilize the space in front or behind any of their businesses in the downtown area during any of the above dates, must send an application to the Special Events Office. Further, this permission should extend only to those merchants who have been issued a permit/granted permission by the City of Wyandotte/ Special Events Office. They are not authorized to sub-contract their space. Enforcement of this policy should be authorized by the Wyandotte Police Department under Ordinance 32-1.

Motion unanimously carried.

**NEW BUSINESS**

**2017-498 TRAFFIC STUDY REQUEST – D. ICENOGL**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED that the communication received from Mr. Icenogle regarding a traffic study request for 13<sup>th</sup> and 15<sup>th</sup> streets in the area of Wilson Middle School and Jefferson Elementary School be referred to the WPD Traffic Bureau for proper action.

Motion unanimously carried.

Motion unanimously carried.

**2017-499 JAYCEES DUMPSTER FEE WAIVER REQUEST – HAUNTED HOUSE**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED that the request from the Wyandotte Jaycees for placement of a “roll off” receptacle for debris removal from the 2017 Haunted House be granted, AND

BE IT FURTHER RESOLVED that there shall be no fee for placement of said receptacle.

Motion unanimously carried.

**2017-500 MUNICIPAL SERVICE COMMISSION APPOINTMENT – P. GOUTH**

By Councilperson Sabuda, supported by Councilperson Calvin

BE IT RESOLVED that Council hereby concurs with the recommendation of Mayor Peterson to appoint Paul Gouth of 1527 Dee, Wyandotte, MI to the Municipal Service Commission to fill the unexpired term of Gerald Cole. Term to expire April 2018.

Motion unanimously carried.

**2017-501 COMMERCIAL FACILITIES EXEMPTION CERTIFICATE – 93 OAK ST.**

By Councilperson Sabuda, supported by Councilperson Calvin

**RESOLUTION SETTING A HEARING ON THE ISSUANCE OF A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE IN THE CITY OF WYANDOTTE**

RESOLVED by the City Council that:

WHEREAS, Pursuant to the Commercial Redevelopment Act, Public Act 255 of 1978, as amended, the City of Wyandotte has established **Commercial Redevelopment District No. 16** covering the property commonly known as **93 Oak Street**; and

WHEREAS, **Ron Thomas, Rise Above Entertainment LLC**, the owner of said property located within said District, has submitted an application for a Commercial Facilities Exemption Certificate under provisions of said Act; and

WHEREAS, said Act provides that before action upon an application, the City Council shall afford the applicant, the Assessor and a representative of the affected taxing units an opportunity for a hearing.

NOW, THEREFORE BE IT RESOLVED:

1. That the application for an Exemption Certificate dated **October 26, 2017**, shall remain on file in the office of the City Clerk where it was received on **October 26, 2017**.
2. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on **December 4, 2017**, at 7:00 p.m., Local Time, or as soon thereafter as may be heard, and shall provide the City Assessor, the applicant, a representative of each of the taxing units, and any other taxpayer or resident of the City of Wyandotte an opportunity to be heard on the question of said application for an Exemption Certificate with regards to operations within **Wyandotte Commercial Redevelopment District No. 16**.
3. That the City Clerk, in accordance with said Act, inform by regular mail, the City Assessor, the applicant, and the legislative body of each taxing unit which levies ad valorem taxes in the City of Wyandotte as follows:
  - a. That the City of Wyandotte has established **Wyandotte Commercial Redevelopment District No. 16** and has now received and will consider an application for a Commercial Facilities Exemption Certificate within said **District No. 16**.
  - b. That the City Council shall meet on **December 4, 2017**, in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, at 7:00 p.m., Local Time, or as soon thereafter as may be heard to afford the City Assessor, the applicant, a representative of each taxing unit, and any other resident or taxpayer of the City an opportunity to be heard with regard to said application.
  - c. That said application applies to building and land improvements for the commercial portion of the project with an estimated project cost of **\$122,000** on the property commonly known as **93 Oak Street**.
  - d. Send notice via regular mail not less than 10 days or more than 30 days before the hearing date.
  - e. That the City Clerk is hereby directed to publish notice one time in substantially the following form in the News Herald, Wyandotte Edition, not less than 10 days or more than 30 days before the hearing date:

CITY OF WYANDOTTE, MICHIGAN  
 NOTICE OF HEARING ON THE ISSUANCE OF A  
 COMMERCIAL FACILITIES EXEMPTION CERTIFICATE  
 UNDER ACT 255 OF THE PUBLIC ACTS  
 OF MICHIGAN, 1978, AS AMENDED

PLEASE TAKE NOTICE: That on **December 4, 2017**, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the application of the property owner, **Ron Thomas, Rise Above Entertainment LLC**, for the issuance of a Commercial Facilities Exemption Certificate under Act No. 255 of the Public Acts of Michigan, of 1978, as amended, for the purchase of building and land improvements to the commercial portion of the building at an estimated project cost of **\$122,000** and located in **Wyandotte Commercial Redevelopment District No. 16**. In addition to the improvements to the commercial portion of the building (the first floor), building and land improvements to the residential portion of the building (the second floor) are proposed at an estimated project cost of **\$140,000**.

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte for public examination. Further information may be obtained by contacting the City Clerk's office at 734-324-4562. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

Lawrence S. Stec

City Clerk

City of Wyandotte

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Lawrence S. Stec, City Clerk, 3200 Biddle Avenue, Wyandotte, Michigan 48192 Phone: (734) 324-4500.

Motion unanimously carried.

**2017-502 WMS PEG FEE ADDENDUM**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that Council acknowledges the communication from the City Clerk regarding WMS “PEG” fees and hereby receives and places it on file.  
 Motion unanimously carried.

**2017-503 WMS POWER PLANT ROOF REPLACEMENT**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED by the Wyandotte City Council, a majority of its members thereto concurring with the Municipal Services Commission, authorizing the General Manager to execute a contract with Garland Company, Inc. in the amount of \$74,640.41 and Schreiber Roofing in the amount of \$205,000.00 for the lowest qualified bid for a total project cost of \$279,640.41, as recommended by WMS management.  
 Motion unanimously carried.

**2017-504 WMS ELECTRIC DEPT. PURCHASE – F-250**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED by the Wyandotte City Council, a majority of its members thereto concurring with the Wyandotte Municipal Services Commission authorizing the General Manager to execute the purchase agreement for a 2018 Ford F-250 XL 4x4 SC Pickup Truck from Gorno Ford in the amount of \$40,256 utilizing the State of Michigan MiDeal bid as recommended by WMS management.  
 Motion unanimously carried.

**2017-505 WMS ELECTRIC DEPT. PURCHASE – F-450 DUMP TRUCK**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED by the Wyandotte City Council, a majority of its members thereto concurring with the Municipal Services Commission authorizing the General Manager to execute the purchase of a 2018 Ford F-450 XL 4x4 Dump Truck from Gorno Ford in the amount of \$59,745 from the T&D Capital Vehicle Budget as recommended by WMS management and also amend the approved capital budget for FY2018 with a zero-dollar capital budget transfer of \$ 4,230 from 591-000-970-000-1011TD T&D Capital Projects.  
 Motion unanimously carried.

**2017-506 SPECIAL EVENTS SPONSORSHIP CONTRACT**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that Council Concurs with the recommendation of the Special Events Coordinator to approve the contract between the City of Wyandotte and 360 Event Productions for sponsorship of the 2018-2019 City of Wyandotte Special Events.  
 BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.  
 Motion unanimously carried.

**2017-507 SALE OF 1522-1528 10<sup>TH</sup> ST.**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that Council concurs with the communication from the City Engineer regarding the sale of Former 1522-1528 10<sup>th</sup> Street, Wyandotte; AND  
 BE IT FURTHER RESOLVED that Council accepts the offer from Josephine McKee in the amount of \$575.00 to purchase 11.5 feet of the former 1522-1528 10<sup>th</sup> Street and the offer from David and Marcia Tims in the amount of \$10,000 to purchase 88.5 feet of the former 1522-1528 10<sup>th</sup> Street; AND  
 BE IT FURTHER RESOLVED that if the Purchasers, David and Marcia Tims do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller’s right to repurchase property including any improvements for One (\$1.00) Dollars. A condition will be placed on the Deed that will include this contingency;  
 NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offers to Purchase Real Estate for the property known as former 1522-1528 10<sup>th</sup> Street as presented to Council on November 6, 2017; AND  
 BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary closing documents and the Mayor and Clerk are hereby authorized to sign said Documents.  
 Motion unanimously carried.

**2017-508 SALE OF 733-737 PINE ST.**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that the communication from the City Engineer regarding the City owned property located at former 733-737 Pine is hereby received and placed on file; AND  
 BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 733-737 Pine now known as 735 Pine to Steve Werner and Megan Donaldson in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchasers, Steve Werner and Megan Donaldson do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollars. A condition will be placed on the Deed that will include this contingency; NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 733-737 Pine now known as 735 Pine, between Steven Werner and Megan Donaldson and the City of Wyandotte for \$10,000 as presented to Council on November 6, 2017.  
Motion unanimously carried.

**2017-509 SALE OF 566 ORCHARD/3735 6<sup>TH</sup> ST.**

By Councilperson Sabuda, supported by Councilperson Calvin  
BE IT RESOLVED that the communication from the City Engineer regarding the City owned property located at former 566 Orchard/3735 6<sup>th</sup> Street is hereby received and placed on file; AND  
BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 566 Orchard/3735 6<sup>th</sup> Street now known as 562 Orchard to Darin and Charlene Darilek in the amount of \$10,000.00; AND  
BE IT FURTHER RESOLVED that if the Purchasers, Darin and Charlene Darilek do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollars. A condition will be placed on the Deed that will include this contingency; NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 566 Orchard/3735 6<sup>th</sup> Street now known as 562 Orchard, between Darin and Charlene Darilek and the City of Wyandotte for \$10,000 as presented to Council on November 6, 2017.  
Motion unanimously carried.

**2017-510 NEZ APPLICATION – 562 ORCHARD**

By Councilperson Sabuda, supported by Councilperson Calvin  
WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and  
WHEREAS the Former 566 Orchard/3735 6<sup>th</sup> Street is within the City of Wyandotte's Neighborhood Enterprise Zone adopted on December 7, 1992;  
NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of November 6, 2017, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 566 Orchard/3735 6<sup>th</sup> Street now known as 562 Orchard, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND  
WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.  
Motion unanimously carried.

**2017-511 DETERMINATION OF BLIGHTED PROPERTY – 155 FORD AVE.**

By Councilperson Sabuda, supported by Councilperson Calvin  
RESOLVED BY THE CITY COUNCIL that the communication from the City Engineer regarding the property at 155 Ford Avenue and the proposed development by MJC Templin LLC, in Wyandotte, Michigan, is hereby received and placed on file; AND  
BE IT FURTHER RESOLVED that the City Council, based on the City Engineer's communication hereby determines that the property at 155 Ford Avenue, Wyandotte, Michigan, is blighted property as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, based on the following criteria:

1. The existing vacant structure is an attractive nuisance to children because of its physical condition, use and occupancy, as evidenced by its poor condition and the fact that it is unused and unoccupied City-owned property, and there being no plans to use, rehabilitate, or occupy the structure.

Motion unanimously carried.

**2017-512 FIRST READING - #1455: ORDINANCE FOR UNMANNED AIRCRAFT (DRONES)**

By Councilperson Sabuda, supported by Councilperson Calvin  
BE IT RESOLVED that the ordinance to create Chapter 36.1 "Unmanned Aircraft" to Regulate Use and Operation of Unmanned Aircraft shall be given its first reading at the meeting held on November 6, 2017.  
Motion unanimously carried.

**2017-513 FIRST READING - #1456: ORDINANCE TO RESCIND 25-98(B) "SWITCHBLADES"**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that the ordinance to Rescind and Repeal Chapter 25, Sec. 25-98 (b) of the Code of Ordinances of the City of Wyandotte concerning switchblades shall be given its first reading at the meeting held on November 6, 2017.  
 Motion unanimously carried.

**2017-514 FIRST READING - #1457 REZONE 130 SPRUCE, RM-1 TO PD**

By Councilperson Sabuda, supported by Councilperson Calvin  
 BE IT RESOLVED that the ordinance to Amend the City of Wyandotte Zoning Ordinance to Rezone the Property Known as 130 Spruce Street from Multi-Family Residential District (RM-1) to Planned Development District (PD) shall be given its first reading at the meeting held on November 6, 2017.  
 Motion unanimously carried.

**BILLS & ACCOUNTS****2017-515 BILLS & ACCOUNTS**

By Councilperson Sabuda, supported by Councilperson Calvin  
 RESOLVED that the total bills and accounts of \$726,278.92 as presented by the Mayor and City Clerk are hereby APPROVED for payment.  
 Motion unanimously carried.

**REPORTS & MINUTES**

Daily Cash Receipts


October 26, 2017

**REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**

None

**ADJOURNMENT****2017-516 ADJOURNMENT**

By Councilperson Sabuda, supported by Councilperson Calvin  
 RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:02 p.m.  
 Motion unanimously carried.




---

 Lawrence S. Stec, City Clerk